

035.0 0003 0022.0

1 of 1  
CARD

Residential  
ARLINGTON

APPRAISED: 897,500 / Total Card / 897,500 Total Parcel  
USE VALUE: 897,500 / 897,500  
ASSESSED: 897,500 / 897,500



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6-8		NORCROSS CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LEE RICHARD C & ALISON	
Owner 2:		
Owner 3:		

Street 1: 6 NORCROSS CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MCCARTHY COLLEEN H -

Owner 2: HARRINGTON JOHN E/TRUSTEES -

Street 1: 8 NORCROSS CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,228 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Wood Shingle Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6228		Sq. Ft.	Site		0	64.	0.97	3									388,376						388,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6228.000	509,100		388,400	897,500		24556
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

PREVIOUS ASSESSMENT								Parcel ID	035.0-0003-0022.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	509,000	0	6,228.	388,400	897,400	897,400	Year End Roll	12/18/2019
2019	104	FV	386,300	0	6,228.	352,000	738,300	738,300	Year End Roll	1/3/2019
2018	104	FV	386,300	0	6,228.	333,800	720,100	720,100	Year End Roll	12/20/2017
2017	104	FV	362,300	0	6,228.	291,300	653,600	653,600	Year End Roll	1/3/2017
2016	104	FV	362,300	0	6,228.	248,800	611,100	611,100	Year End	1/4/2016
2015	104	FV	328,400	0	6,228.	230,600	559,000	559,000	Year End Roll	12/11/2014
2014	104	FV	291,000	0	6,228.	191,200	482,200	482,200	Year End Roll	12/16/2013
2013	104	FV	303,000	0	6,228.	182,100	485,100	485,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY COLLEEN	61673-9		4/25/2013	Change>Sale	617,400	No	No		
HARRINGTON EDWA	31004-167		12/29/1999		300,000	No	No		
	19672-233		2/1/1989			1	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/28/2018	222	Re-Roof	6,500	C					11/1/2018	MEAS&NOTICE	HS	Hanne S					
6/25/2014	750	Redo Kit	8,000						7/1/2014	Info Fm Prmt	PC	PHIL C					
									4/29/2009	Inspected	189	PATRIOT					
									4/27/2009	Measured	163	PATRIOT					
									2/28/2000	Mailer Sent							
									2/25/2000	Measured	197	PATRIOT					
									11/1/1981		MM	Mary M					

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Good			BSMT SINK.										
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Good													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 2										
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2										
Year Blt: 1969	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G16	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		2	5	3						
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total: 18.3 %				Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 2								General:										
Electric: 3 - Typical								Totals				2	10	6				
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: Yes	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 035.0-0003-0022.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	Total:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 10	BRs: 6	Baths: 2	HB

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	57.110	65,339
FFL	First Floor	1,144	190.380	217,797
SFL	Second Floor	1,144	190.380	217,797
OPF	Open Porch	32	44.440	1,422

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:	3,464	Total:	502,355		
Size Ad	2288	Gross Are	3464	FinArea	2288

**IMAGE**

**AssessPro Patriot Properties, Inc**